

009.A

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

447,000 / 447,000

USE VALUE:

447,000 / 447,000

ASSESSED:

447,000 / 447,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		WYMAN TERR, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: WISE WILLIAM		
Owner 2: GUERRERO ABEL		
Owner 3:		

Street 1: 19 WYMAN TERRACE UNIT 1	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: VOLAITIS LYDIA E -
Owner 2: -
Street 1: 19 WYMAN TERR
Twn/City: Arlington
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1175 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
102 Condo 0 Sq. Ft. Site 0 0. 0.00 7457

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	447,000			447,000		210189
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	009.A-0002-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	440,200	0	.	.	440,200	440,200	Year End Roll	12/18/2019
2019	102	FV	471,500	0	.	.	471,500	471,500	Year End Roll	1/3/2019
2018	102	FV	416,200	0	.	.	416,200	416,200	Year End Roll	12/20/2017
2017	102	FV	378,800	0	.	.	378,800	378,800	Year End Roll	1/3/2017
2016	102	FV	378,800	0	.	.	378,800	378,800	Year End	1/4/2016
2015	102	FV	349,500	0	.	.	349,500	349,500	Year End Roll	12/11/2014
2014	102	FV	333,200	0	.	.	333,200	333,200	Year End Roll	12/16/2013
2013	102	FV	333,200	0	.	.	333,200	333,200		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
VOLAITIS LYDIA	51233-50		5/29/2008		365,000	No	No						
ROBERTSON LACY	40626-587		8/26/2003		315,000	No	No						
SCHAEFER SHELLE	30630-85		9/3/1999		225,000	No	No	4					

BUILDING PERMITS								ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
3/14/2012	236	Manual	2,801					air sealing & insu	7/19/2018	Measured	DGM	D Mann	
10/10/2003	898	New Wind	3,000										
2/11/1913	172	Manual	12,500										

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH			Undisplayed Areas: FFL: 1175									
Type: 99 - Condo Conv			Full Bath: 1	Rating: Average		CONDO CONVERSION 7/99.															
Sty Ht: 2A - 2 Sty +Attic			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block			A 3QBth:	Rating:																	
Frame: 1 - Wood			1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl			A HBth:	Rating:																	
Sec Wall:	%		OthrFix:	Rating:																	
Roof Struct: 1 - Gable			OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units: 1															
Color: BLUE			A Kits:	Rating:																	
View / Desir: N - NONE			Frl:	Rating:																	
GENERAL INFORMATION			WSFlue:	Rating:																	
Grade: C - Average			CONDOS INFORMATION																		
Year Blt: 1930	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:	Total Units:																		
Jurisdct:		Fact: .	Floor:			REMODELING			RES BREAKDOWN												
Const Mod:			% Own:	0.414000005		Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:			Name:			Interior:	1	5	2												
INTERIOR INFORMATION			DEPRECIATION			Additions:															
Avg Ht/FL: STD			Phys Cond: AV - Average	31.	%	Kitchen:															
Prim Int Wall: 2 - Plaster			Functional:		%	Baths:															
Sec Int Wall:	%		Economic:		%	Plumbing:															
Partition: T - Typical			Special:		%	Electric:															
Prim Floors: 3 - Hardwood			Override:		%	Heating:															
Sec Floors:	%		Total:	31	%	General:	Totals														
Bsmnt Flr: 12 - Concrete							1	5	2												
Subfloor:			CALC SUMMARY			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL									
Bsmnt Gar:			Basic \$ / SQ:	295.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3 - Typical			Size Adj.: 1.35000002								FFL	First Floor	1,175	394.230	463,218						
Insulation: 2 - Typical			Const Adj.: 0.98990101																		
Int vs Ext: S			Adj \$ / SQ:	394.228																	
Heat Fuel: 1 - Oil			Other Features: 55000																		
Heat Type: 3 - Forced H/W			Grade Factor: 1.00																		
# Heat Sys: 1			NBHD Inf: 1.25000000																		
% Heated: 100		% AC:	NBHD Mod:																		
Solar HW: NO		Central Vac: NO	LUC Factor: 1.00																		
% Com Wall		% Sprinkled:	Adj Total: 647773																		
			Depreciation: 200809																		
			Deprecated Total: 446963																		
MOBILE HOME			WtAv\$/SQ:			AvRate:		Ind.Val:													
SPEC FEATURES/YARD ITEMS			Juris. Factor:			Before Depr:	492.79														
Code	Description	A Y/S Qty	Special Features:	0		Val/Su Net:	380.43														
			Final Total:	447000		Val/Su SzAd:	380.43														
Make:		Model:	Serial #:			Year:		Color:													
PARCEL ID 009.A-0002-0001.0												IMAGE AssessPro Patriot Properties, Inc									
More: N	Total Yard Items:	Total Special Features:			Total:																